108.0	0002	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,900 / 853,900
					USE VALUE:	853,900 / 853,900
					ASSESSED:	853,900 / 853,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		LAWRENCE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANATA MARIE E
Owner 2:	
Owner 3:	
Street 1:	26 LAWRENCE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .233 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Vinyl Exterior and 2206 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10170.000	346,300		507,600	853,900
Total Card	0.233	346,300		507,600	853,900
Total Parcel	0.233	346,300		507,600	853,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.08 | /Parcel: 387.08

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 68928

GIS Ref

GIS Ref

Insp Date 09/27/18

!8471!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,300	0	10,170.	507,600	853,900		Year end	12/23/2021
2021	101	FV	337,000	0	10,170.	507,600	844,600		Year End Roll	12/10/2020
2020	101	FV	336,900	0	10,170.	507,600	844,500	844,500	Year End Roll	12/18/2019
2019	101	FV	254,800	0	10,170.	514,800	769,600	769,600	Year End Roll	1/3/2019
2018	101	FV	252,300	0	10,170.	384,300	636,600	636,600	Year End Roll	12/20/2017
2017	101	FV	252,300	0	10,170.	348,000	600,300	600,300	Year End Roll	1/3/2017
2016	101	FV	252,300	0	10,170.	333,500	585,800	585,800	Year End	1/4/2016
2015	101	FV	242,700	0	10,170.	282,800	525,500	525,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:23:34

LAST REV

Date	Time
10/09/18	09:53:14
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8471

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21412-325		9/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	68928
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/1996	202	Addition	20,000					16X20 RM ADD TO KI

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	Inspected	CC	Chris C
8/31/2018	MEAS&NOTICE	CC	Chris C
12/12/2008	Meas/Inspect	163	PATRIOT
10/27/1999	Meas/Inspect	256	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10170		Sq. Ft.	Site		0	70.	0.71	5									507,570						507,600	

Total AC/HA:	0.23347	Total SF/SM:	10170	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	507,570	Spl Credit		Total:	507,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.17923379
Const Adj.:	1.00999999
Adj $ / SQ:	166.744
Other Features:	110500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501948
Depreciation:	155604
Depreciated Total:	346344

COMMENTS

NC=RECHECK REMODELING ADD FULL BATH ON FFL OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	1996
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

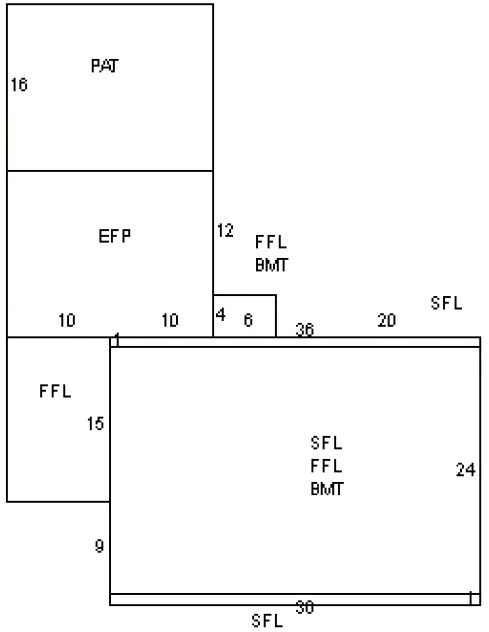
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.74
Special Features:	0	Val/Su Net:	98.60
Final Total:	346300	Val/Su SzAd	174.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,048	166.740	174,747
SFL	Second Floor	936	166.740	156,072
BMT	Basement	888	54.020	47,974
EFP	Enclos Porch	320	36.090	11,549
PAT	Patio	320	3.460	1,106
	Net Sketched Area:	3,512	Total:	391,448
Size Ad	1984	Gross Area	3512	FinArea 2206

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: